



# Canada: OAKRIDGE CENTRE \$122 MILLION REDEVELOPMENT/GREEN BUILDINGS

Cheryl Schell  
February 2009

Oakridge Centre, situated midway between the Vancouver International Airport and downtown Vancouver, is the second most successful mall in western Canada on a sales-per-square foot basis. In March 2007, the city of Vancouver approved \$122 M development plan that will guide the future transformation of Oakridge Centre to a sustainable mixed-use residential, employment, and transit hub. A new rapid transit station on the mall site will be part of the new Canada Line subway connecting Vancouver International Airport to the downtown waterfront. The subway line is scheduled to be operational in time for the 2010 Winter Olympics.

The plan includes a significant increase in retail, commercial office, residential and amenity uses on the Oakridge site. Plans include several 14 to 21-storey residential towers. In addition to expanding existing uses, Ivanhoe Cambridge (owner) plans to add new components such as underground parking, community amenities, parks and street-front retail. Construction is scheduled to begin in 2010 with completion scheduled for 2017.

## Opportunities for U.S. Companies

The redevelopment is subject to a green building and infrastructure strategy that looks at energy efficiency, water conservation, rainwater management, waste reduction, sustainable food systems and sustainable building materials. Material selection would take into consideration its effects on embodied energy, emissions, and solid waste, and indoor environmental quality such as air quality, ventilation, and thermal comfort. The interior environment of green buildings would seek for low chemical-emitting carpets, paints, and adhesives; advanced ventilation; and natural light sources. A myriad of opportunities exist for U.S. firms supplying various green products and services. The following are features commonly incorporated in green buildings:

### Building Exterior:

- Window Canopies or light shelves
- Alternative energy systems (solar or wind)
- Green roofs (Green roof technology)
- Efficient, targeted exterior lighting (minimizing light pollution)

### Building Interior:

- Minimal materials (exposed structural materials)
- Flexible layouts (movable walls, raised floors)
- Occupant controls of heat and light (as opposed to large zone thermostats or light switches)
- Abundant natural light and access to views
- Good air quality
- Plumbing fixtures with reduced water usage characteristics
- Operational promotion of "green" practices (such as recycling)

### Hidden Attributes:

- Highly efficient building envelopes
- Materials selected to meet building goals (low environmental embodied effects, low VOC's)
- High efficiency mechanical systems integrated with electrical, structural, and architectural elements
- Efficient lighting systems

- The use of equipment without materials or components that could damage the environment (e.g., ozone depleting substances in air conditioners)
- The use of maintenance materials (e.g., detergents) that also meet the green goals
- Continued measurement and optimization of system performance over time

The green building industry also offers promising market opportunities for wood product manufacturers. Green developers and designers look for quality wood products, namely regionally manufactured wood products, formaldehyde-free products, regionally harvested or certified by the Forest Stewardship Council (FSC). Wood products used in buildings include cabinetry, framing, doors, flooring, ceilings, furniture, partition walls, work stations, decks, trim and decorative furnishings.

### **Growing Demand for Green Buildings in Vancouver**

Vancouver is becoming a focal point in the green building industry which is growing exponentially. The 2010 Olympic bid for Vancouver includes a commitment to green buildings, and BC has more green buildings than any other province in Canada. Interest among building stakeholders is increasing, and many building owners are currently demanding green buildings for their new facilities.

To better distinguish "green" buildings, the Canadian Green Building Council adopted the LEED (Leadership in Energy and Environmental Design) designation from similar programs in the United States. LEED designated buildings fulfill several environmental, design and accessibility requirements. Areas of evaluation include such things as the use of recycled or regional materials, the ability to conserve water on the premises and the use of energy efficient technologies. More and more of municipalities and the Government of Canada are requiring the use of LEED for some or all of new building assets.

The pool of "green" suppliers in Canada is still quite small. Businesses that move early into providing LEED-compliant products will benefit from less competition. For U.S. companies, this offers significant export potential for green products and expertise in structural, planning, design, and materials development aspects of green building and development.

### **For More Information**

The U.S. Commercial Service in Vancouver, Canada can be contacted via e-mail at: Cheryl.Schell@mail.doc.gov; Phone: 604-685-3382; Fax: 604-687-6095; or visit our website: [www.buyusa.gov/canada](http://www.buyusa.gov/canada)

### **The U.S. Commercial Service — Your Global Business Partner**

With its network of offices across the United States and in more than 80 countries, the U.S. Commercial Service of the U.S. Department of Commerce utilizes its global presence and international marketing expertise to help U.S. companies sell their products and services worldwide. Locate the U.S. Commercial Service trade specialist in the U.S. nearest you by visiting <http://www.export.gov/>.

*Disclaimer: The information provided in this report is intended to be of assistance to U.S. exporters. While we make every effort to ensure its accuracy, neither the United States government nor any of its employees make any representation as to the accuracy or completeness of information in this or any other United States government document. Readers are advised to independently verify any information prior to reliance thereon. The information provided in this report does not constitute legal advice.*

*International copyright, U.S. Department of Commerce, 2009. All rights reserved outside of the United States.*